

GOVERNMENT OF ANDHRAPRADESH

**ABSTRACT**

Town Planning – Karimnagar Municipal Corporation – Certain variation in the Master Plan - Change of land use from Residential use zone to Commercial use in Municipal Premises Nos.3-1-67 to 3-1-72, Sawaran Street, Karimnagar Municipal Corporation to an extent 2186 Sq.Yards - Draft Variation – Confirmed – Orders - Issued.

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MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (H1) DEPARTMENT

**G.O.Ms.No. 167**

**Dated the 21<sup>st</sup> February, 2009.**

Read the following:-

1. G.O.Ms.No.760 MA., dated 22.9.1982.
2. From the Director of Town and Country Planning, Hyderabad, Letter Roc.No.4023/2008/W, dated 17.12.2008.
3. Government Memo. No.13131/H1/2008-1, Municipal Administration and Urban Development Department, dated 16.10.2008.
4. From the Director of Town and Country Planning, Hyderabad, Letter Roc.No.4023/2008/W, dated 17.12.2008.
5. Issued Memo. No.13131/H1/2008-2, Municipal Administration and Urban Development Department, dated 5.1.2009.
6. From the Commissioner of Printing, A.P. Extraordinary Gazette No.17, Part-I, dated 9.1.2009.
7. From the Director of Town and Country Planning, Hyderabad, Letter Roc.No.4023/2008/W, dated 12.1.2009.

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**ORDER:**

The draft variation to the Karimnagar General Town Planning Scheme, the Master Plan which was sanctioned in G.O.Ms.No.760 MA., dated 22.9.1982 was issued in Government Memo. No.13131/H1/2008-2, Municipal Administration and Urban Development Department, dated 5.1.2009 and published in the Extraordinary issue of A.P. Gazette No. 17, Part-I, dated 9.1.2009. No objections and suggestions have been received from the public within the stipulated period. The Director of Town and Country Planning, Hyderabad in his letter dated 12.1.2009 has stated that the Commissioner, Karimnagar Municipal Corporation has informed that the applicant has paid an amount of Rs.56,930/- (Rupees fifty six thousand nine hundred and thirty only) towards development and conversion charges as per G.O.Ms.No.158., MA., dated 22.3.1996 for the proposed change of land use. Hence, the draft variations are confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

( BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH )

**Dr.C.V.S.K.SARMA,  
PRINCIPAL SECRETARY TO GOVERNMENT.**

To  
The Commissioner of Printing, Stationery and Stores Purchase, Hyderabad.  
The Director of Town and Country Planning, Hyderabad.  
The Regional Deputy Director of Town Planning, Warangal.  
The Municipal Commissioner, Karimnagar Municipal Corporation, Karimnagar District.

**Copy to:**

The individual through the Municipal Commissioner, Karimnagar Municipal Corporation, Karimnagar District.  
The District Collector, Karimnagar District.  
The Private Secretary to Minister for MA&UD.  
SF/SC.

//FORWARDED :: BY ORDER//

SECTION OFFICER

..Contd.2.

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## **APPENDIX** **NOTIFICATION**

In exercise of the powers conferred by clause (a) of Sub - section (2) of section 15 of the Andhra Pradesh Town Planning Act, 1920 the Government of Andhra Pradesh hereby makes the following variation to the Master Plan of Karimnagar Town, the same having been previously published in the Extraordinary issue of Andhra Pradesh Gazette No.17, Part-I, dated 9.1.2009 as required by clause (b) of the said section.

### **VARIATION**

The site in Municipal Premises Nos.3-1-67 to 3-1-72, Sawaran Street, Karimnagar Municipal Corporation to an extent 2186 Sq.Yards, the boundaries of which are as shown in the schedule below and which is earmarked for Residential use zone in the General Town Planning Scheme (Master Plan) of Karimnagar Town sanctioned in G.O.Ms.No. 760 MA., dated 22.9.1982 is designated for Commercial use by variation of change of land use as marked "ABCDEFGHIJKLM&N" as shown in the revised part proposed land use map GTP No.6/2008/W, which is available in Municipal Office, Karimnagar Town, **subject to the following conditions; namely:-**

1. That the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
2. That the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
3. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
4. The change of land use shall not be used as the proof of any title of the land.
5. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
6. The applicant shall obtain layout / development permission from Director of Town and Country Planning / competent authority as the case may be.
7. The Commissioner, Karimnagar Municipal Corporation shall inform the applicants to obtain the prior permission (approval) of the concerned competent authority before development of the site under reference.
8. The Commissioner, Karimnagar Municipal Corporation shall collect 14% of proportionate open space cost as per market value of Sub-Registrar from the applicant.

### **SCHEDULE OF BOUNDARIES**

North : Existing buildings.  
East : Existing 30 feet wide Master Plan road.  
South : Existing 80 feet wide Master Plan road.  
West : Existing building.

**Dr.C.V.S.K.SARMA,**  
**PRINCIPAL SECRETARY TO GOVERNMENT.**

SECTION OFFICER